

**NO TRANSFER  
TAX PAID**

**WARRANTY DEED**

48-249

KNOW ALL MEN BY THESE PRESENTS,

THAT WE, Wayne E. Rankin and Geraldine A. Rankin of Nokomis, County of Sarasota, State of Florida,

in consideration of one dollar and other valuable consideration, paid by Elm Street Apartments, LLC, of Manchester, County of Kennebec, State of Maine,

whose mailing address is: P. O. Box 120, Gardiner, ME 04345 the receipt whereof, we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said Elm Street Apartments, LLC, its heirs and assigns, and the survivor of it, and the heirs and assigns of the survivor of it, forever,

Certain lots or parcels of land with the buildings thereon situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows:

FIRST: Beginning at an iron pin one hundred nine (109) feet distant westerly of the westerly side of Elm Street, so-called, and the southeast corner of the Bessey Lot, so-called; thence southerly and parallel to the westerly line of said Elm Street eighty-six and four tenths (86.4) feet to an iron pin; thence westerly through an iron pin, one hundred twelve (112) feet to another iron pin; thence northerly thirty-five (35) feet to an iron pin; thence westerly twenty-eight (28) feet to an iron pin; thence northerly one hundred (100) feet to an iron pin; thence easterly thirty-five (35) feet through an iron pin and continuing by and along said lines one hundred forty-three and thirty-seven hundredths (143.37) feet to an iron pin; thence southerly and at right angles, through the existing building, to the southerly wall of said building; thence in a straight line from that point to the iron pin and point of beginning. Also a right of way extending from said iron pin and point of beginning above described one hundred nine (109) feet to said Elm Street, and fifteen (15) feet southerly therefrom, in width, to pass and repass on foot and with vehicles.

SECOND: Beginning at a stone bound on the westerly side of Elm Street at the southeast corner of the Bessey lot; thence westerly one hundred nine (109) feet, more or less, to an iron pin; thence southerly eighty-six and four tenths (86.4) feet to an iron pin; thence easterly one hundred nine (109) feet, more or less, to an iron pin in the westerly line of said Elm Street; thence northerly along the westerly line of said Elm Street a distance of eighty-six and four tenths (86.4) feet to the point of beginning.

THIRD: Beginning at a stone bound on the westerly side of Elm Street at the northeast corner of the premises above described; thence northerly along the westerly line of the said Elm Street a distance of sixty-five (65) feet to an iron pin; thence in a general northwesterly direction one hundred (100) feet, more or less; thence in a general southwesterly direction thirteen and thirty-seven hundredths (13.37) feet to the northeasterly corner of premises described in a deed from Adrienne Morissette to Morissette Warehouses, Inc., recorded in Kennebec Registry of Deeds in Book 1164, Page 87; thence in a general southerly direction along the easterly line of the premises described in said deed to the northwesterly corner of the premises above described; thence easterly a distance of one hundred nine (109) feet along the northerly boundary of the premises above described to the point of beginning.

Being the same premises conveyed to Wayne E. Rankin and Geraldine A. Rankin by Warranty Deed dated October 15, 1982 and recorded in Kennebec County Registry of Deeds in Book 2514, Page 147.

Subject to easement conveyed to Central Maine Power Company by deed recorded in Kennebec County Registry of Deeds in Book 1492, Page 687.

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TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **Elm Street Apartments, LLC**, and its heirs and assigns, and the survivor of it, and the heirs and assigns of the survivor of it, to it and its use and behoof forever.

AND we do COVENANT with the said Grantee, its heirs and assigns, that we are lawfully seized in fee of the premises, that we are free of all encumbrances except as hereinbefore set forth; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, its heirs and assigns, and the survivor of it, and the heirs and assigns of the survivor of it, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, **Wayne E. Rankin and Geraldine A. Rankin** have hereunto set our hands and seals this 25th day of January, in the year of our Lord two thousand and five.

Signed, Sealed and Delivered  
in presence of:

Jean Donahue  
JOAN DONAHUE

x Wayne E. Rankin  
Wayne E. Rankin

Jean Donahue  
JOAN DONAHUE

x Geraldine A. Rankin  
Geraldine A. Rankin

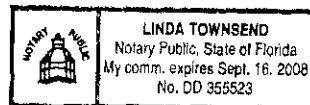
STATE OF FLORIDA  
Sarasota, ss.

January 25th, 2005

Personally appeared the above named **Wayne E. Rankin and Geraldine A. Rankin** and acknowledged the foregoing instrument to be their free act and deed,

Before me,

Linda Townsend  
Notary Public  
Printed Name: LINDA TOWNSEND



Received Kennebec SS.  
02/01/2005 8:27AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS